



Total area: approx. 70.2 sq. metres (755.7 sq. feet)



73 Mannock Road, Wellingborough, NN8 2BJ

£215,000

A GREAT HOME WITH DRIVEWAY & LARGE GARDEN WITH PARKLAND VIEWS ! This pleasant 2 bedroom semi-detached home has been well cared for and improved over the years by the current owners and is within walking distance of Wellingborough town centre and many other local amenities. Benefits include: The addition of a Conservatory, modern kitchen, UPVC double glazing, gas radiator central heating and good quality floor coverings throughout. To the front there is a block paved driveway which provides good off road parking and access to the large timber shed which runs down the side of the property. To the rear is a great sized garden with lovely open views over Croyland Park. There is a decked area and steps down to a lawn garden and a pathway which leads to the smart garden room, other timbers sheds and timber dog kennels. There is also a rear gate which takes you straight out into Croyland Park. This would make an ideal first time purchase and is being offered for sale with NO UPWARD CHAIN !

CALL HAWKSGBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Entrance Hall

Lounge
12'6 max into chimney recess x 10'6

Kitchen
13'2 x 6'10

WC
4'2 x 3'4

Conservatory
12'4 x 10'4

Landing



Bedroom 1
15'7 max x 9'1



Bedroom 2
10'5 max x 8'8



Bathroom (No WC)
5'8 x 4'6



Tenure: Freehold
Council Tax Band:

Viewing strictly by
appointment with
Hawksbys on 01933
724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

